

From: Burns, Patrick
 Sent: Monday, April 16, 2007 1:31 PM
 To: DOSHCA_Gibraltar; Brady Gerald (LegHall); McDowell Harris (LegHall);

Subject: Gibraltar

To the Delaware Division of Historical and Cultural Affairs (HCA), State Rep. Gerald Brady, State Sen. Harris McDowell, and City Council Members,

My name is Patrick Burns and I have been a very happy resident at _____ for the past 11 years. The house was purchased by my brother _____ and later my brother _____ and now I'm the happy owner of what we all have considered a nice house. I agree the house is nice but it's really the neighborhood that makes it so special. I now live at _____ with my wife _____ daughter _____ and son _____. My wife is at home raising our children and likes to get the kids out for walks throughout the day visiting Rockford Park and Gibraltar. We have enjoyed the neighborhood and its charm for many years and we are asking that you reconsider how the Gibraltar estate is developed. My wife and I are asking that you please DO NOT ALLOW PDI's requested changes. We expect the State to uphold it's obligation to "preserve and protect in perpetuity" the entire Gibraltar property "for the benefit of this generation and generations to come" as stated in the original Conservation Easement. We ask that HAS upholds its mission of fostering community stability by retaining the residential character of The Highlands neighborhood. The Preservation Delaware received \$60,000 in State funding to help secure the mansion from the elements. Please make sure those funds as well as the \$1million investment in the State's Conservation Easement are well spent. We support adaptive reuse of the Gibraltar mansion and preservation of the gardens, but not via the development of an office park on the site. This would absolutely disrupt the community for the worse in so many ways. This is not the answer. The Division of Historical & Cultural Affairs Mission statement is "To enrich the quality of live for all Delawareans by preserving Delaware's unique historical heritage, **fostering community** stability and economic vitality, and providing educational programs and assistance to the general public on Delaware history and heritage". I attended the hearing in August of 2006 and at one point a strong case was made to build the office park because it would bring about good economic vitality. This is a short minded economic solution where only the investors will benefit. Per the News Journal, For the second year in a row, Wilmington's overbuilt office market continues to rank as the weakest in the nation, according to a survey of 46 downtown markets by Moody's Investors Services in New York. Having good friends in the commercial real estate business I know that this is true and that Wilmington has plenty of commercial office space. We don't need anymore especially at the expense of one of Wilmington's finest neighborhoods and historical landmarks. Why is it so important to move forward on this deal? Others will come. The risk is so much higher then the reward in this case. The risk of losing the community, the risk of losing a historical landmark, and your risk of losing the neighborhoods support. The importance of getting the right deal that will preserve Gibraltar and will maintain such a beautiful neighborhood clearly outweighs any type of office park sold on delusional neighborhood care and preservation. The original intention of the will to conserve the estate and the integrity of having Conservation Easements are at risk of losing their purpose. Where do we draw the line? It's such a valuable piece of property that absolutely will require money to develop the right way. How about taking some of that riverfront development cash and making this a place for visitors to see? What a great opportunity for the state to force the hand of making this something special. This is where Political courage and reputations can be built. This is where Politicians come up good on their word on taking care of us and keeping our best interests at hand. This is where you won our vote, where you were elected, and now it's our time we ask for something in return. DON'T let this deal go through. Do something about it. Do the RIGHT thing. This is a fabulous site and is a fabulous neighborhood and despite the fact that it's been 10 years of dispute of its development the time is not up. Don't give up on a better solution. Listen to the community on this one. If it takes 30 years to get the right deal then it was worth it. Gibraltar and its neighbors deserve a better solution which will preserve the community. It's one thing if the neighborhood is in shambles and needs to be revitalized to bring some economic vitality and even some change. But in this situation the neighborhood is thriving and this is something that will be at risk of serious negative affects on the quality of the Highlands community. This in no way improves property value but can only diminish it. This will ultimately drive home owners out. The beautiful homes along 17th and Greenhill will no longer have that neighborhood

appeal which will ultimately impact the surrounding homes. It's a city neighborhood but it's the neighborhood that's made it so right for so many years and Gibraltar is a valuable piece to its beauty, uniqueness, and sets it apart from other city neighborhoods. This is an unnecessary step headed in the wrong direction with severe implications to the flow and charm of the Highlands community. You can't put a price tag on the value of community. Please do not allow this office park to be developed. It's the wrong decision at this time.

Sincerely,
Patrick and Jessica Burns

From:
Sent: Monday, April 16, 2007 4:38 PM
To: DOSHCA_Gibraltar
Cc:

Subject: Proposed Gibraltar Site Plan

Mr. And Mrs. I. G. Cleaver

Gibraltar
c/o Division of Historical & Cultural Affairs
21 The Green
Dover, DE 19901

April 16, 2007

Dear Sirs;

I am writing with my concerns for the future development of the Gibraltar property on Greenhill Ave. in Wilmington. I have lived in this community for 26 years and enjoy the peaceful residential atmosphere and would like to see that preserved. Our tax monies have been invested into this property with the understanding that the present community would have minimal impact from any future site plans and that "the Property will be retained forever in its scenic and open condition...."

The CCS Investors Group recently developed the Halliday House off of Rte. 52 in Greenville. The experience, long term, has been less than wonderful for the residents of The Ponds, as relayed to me by my good friends there.

In the beginning, CCS Investors met with the Homeowners' Association and conducted themselves in a very positive and conciliatory manner. They assured the homeowners that they would properly shield the residential area from parking and commercial views. Their idea of shielding the view was to install a 6' high wood fence, which in fact did not effectively shield the view of the rear parking lot or the night-time lights from that lot and buildings. Working through their community organization, the residents got CCS Investors to add a 'living fence' as well. However, that shrubbery soon died and has never been replaced. In short, CCS conducted itself in a proper manner to get what they wanted, but once having done so, they became unresponsive to the surrounding homeowners.

In examining the proposed site plan, it is obvious that the surrounding homes will be greatly affected. The main entranceway, driveway and all parking areas border existing homes. Lights will once again be installed to shine 24 hours into residents' yards and homes. The noise and car pollution will also center there. Excess parking will spill out onto Greenhill Ave., which is already hard to navigate when there are brief specialty events in the area. The proposed new building is also planned for the border of the property that adjoins the current residential area. The area that is being preserved unaltered is the commercial border on Pennsylvania Ave. The borders with the surrounding residential area are the only ones greatly impacted!!

I do not want our lovely neighborhood to become another opportunity for developers to benefit at the expense of homeowners whose everyday lives are severely impacted by increased traffic, congested streets, bright lights at night and increased noise that is inappropriate for a residential community. A better alternative can be found. It will take effort. But that effort is necessary if this community is to continue to thrive and support the city and state as a strong tax base and desirable place to live.

I urge you not to do what is easy, but to do what is right.

Sincerely,

Suzanne C. Cleaver

I. G. Cleaver, II

From: Dudley, Georgia
Sent: Monday, April 16, 2007 10:54 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar

Please preserve the gardens and natural beauty of Gibraltar. Once taken away, it could never be recovered. There are plenty of offices in Wilmington. The building I work in at _____ has had empty floors for years.

Georgia E. Dudley
Marks, O'Neill, O'Brien & Courtney, P.C.

From: Gail E Heath
Sent: Monday, April 16, 2007 3:31 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar proposal

Dear Sirs,

As a long time resident of at the back entrance to Gibraltar I have had concerns about the fate of the property. Although my wish would be for it to remain undeveloped I realize that is not practical with the house in such a sad state of disrepair.

I am writing to lend my support for the adaptive use to office space. As long as the gardens are preserved and continue to be open to the public and the disruption to the neighbors is minimal I feel that is the best use of the property. Time is not on the side of the house and the sooner this can be settled the better.

sincerely,

Gail Heath

From:

Sent: Monday, April 16, 2007 7:50 AM

To: DOSHCA_Gibraltar

Subject: say yes to this developer

As I look at Gibraltar crumble and become more of an eyesore, I hope that the neighbors realize that this plan is the only hope to save it. I encourage you to approve this use and get things under way SOON
Lee Kallos

See what's free at AOL.com.

From: Amy Milligan
Sent: Monday, April 16, 2007 4:23 PM
To: DOSHCA_Gibraltar
Cc:
Subject: Gibraltar Conservation Easement: Proposed Amendment

Dear Division of Historical and Cultural Affairs (HCA):

Please do not allow Preservation Delaware's request to change the easement that would enable the construction of the office park on the Gibraltar site. I expect the state to uphold its obligation to "preserve and protect in perpetuity" the entire Gibraltar property for us and future generations. My mother and father grew up in the Highlands community and I want that same residential character for my child. HCA – please uphold the Highlands neighborhood as a safe, stable, residential place to raise a family. Thank you,

Amy L. Milligan

4/18/2007

From: Price Pam
Sent: Monday, April 16, 2007 10:58 AM
To: DOSHCA_Gibraltar
Subject: gibraltar

As a resident of the Highlands I am writing in STRONG OPPOSITION to the proposed office park plan for Gibraltar. The state purchased the development rights to this property in order to preserve it. The office park develops the land. The impact on the neighborhood could easily result in destabilizing this lovely part of the City of Wilmington. This easement should not be amended. The property has been abandoned for 15 years, so it will not hurt to take some more time to find a better alternative than to build a large office complex that will no doubt have a negative impact on the surrounding neighborhood and destroy our open space.

Pamela Price
Director
Research & Constituent Relations
Delaware House of Representatives

From:

Sent: Tuesday, April 17, 2007 6:08 AM

To: DOSHCA_Gibraltar; McDowell Harris (LegHall); Brady Gerald (LegHall);

Cc:

Subject: Gibraltar

Mr. and Mrs. Roy A. Birl

April 16,2007

TO: doshca_gibraltar@state.de.us, Harris.McDowell@state.de.us,gerald.brady@state.de.us,

cc:

To Whom It May Concern:

The purpose of this letter is to express our disagreement with the direction being taken by Preservation Delaware, Inc concerning Gibraltar.

Our community is being invaded and intruded upon by three major projects; namely, Rockford Falls, the Columbus Inn and Gibraltar. Each one of these projects is going forward against the community's wishes. We object to all 3 of these projects but will concentrate here on Gibraltar.

The Highlands is a residential community; one that has stood the test of time in remaining one of the city's finest and most coveted. This will come to an abrupt end if Gibraltar is allowed to become an office complex complete with a new building that will occupy more of the estate than the existing mansion, 97 parking spaces (about the size of Trolley Square's front lot), a new primary driveway (that will breach the existing stone wall and extend West 16th Street at Greenhill Avenue).

In 1997, DNREC's Open Space Council purchased a Conservation Easement to protect the estate from development with the purpose to "...assure that the Property will be retained forever in its scenic and open condition". Now, 10 years into its stewardship, PDI is asking the State to amend the Conservation Easement to allow significant new development on the estate. Any amendment to that Conservation Easement is not what our community wants.

If an amendment is allowed to go forward, our community will in the short term suffer through the construction phase of these new buildings that will cause untold community disruption for an unknown time period (ie: dirt, noise, truck traffic, etc). More importantly, in the long term our community will have absolutely no guarantee how the proposed commercial office park will be used in the future, by whom or for what purpose. This kind of commercial use threatens our future residential quality of life and the potential destabilization of the community.

We do support reuse of the Gibraltar mansion and preservation of the gardens, but we don't support the development of an office park on the site. An office park is not the same as the community supported Bed and Breakfast concept and we believe a less intrusive alternative can be found which will better preserve the site and our residential neighborhood.

Through this letter, we are: 1....Asking the Division of Historical and Cultural Affairs and our elected officials to please not allow PDI's requested changes; 2.....Expecting the State to uphold its obligation to "preserve and protect in perpetuity" the entire Gibraltar property "for the benefit of this generation and generations to come" as

stated in the original Conservation Easement; 3.....Asking the HCA to uphold its mission of fostering community stability by retaining the residential character of The Highlands neighborhood.

Also, we want to take this opportunity to ask our officials to make sure that the \$60,000 in State funding to help secure the mansion from the elements that Preservation Delaware received as well as the \$1 million investment in the State's Conservation Easement were money well spent.

We look forward to a resolution that best serves the residents of the Highlands.

Cordially,

Roy A. and Carol A. Birl

I am writing in opposition to the current plan for developing Gilbralter. I live in the Highlands area and walk around and into Gilbralter often. We are a NEIGHBORHOOD, not a business center. To physically cover the grounds with this huge addition plus all the parking areas will create an enormous loss of land and, therefore, more runoff as well as less green space. That particular area of the Highlands is noted for its open spaces: Wilcastle, the former MBNA conference center, and the Tower Hill complex. If the mansion is to be transformed, why would you vary from the essence of the area??? The architecture of the house is unremarkable, but the grounds are spectacular and should be changed as little as possible. Surely Governor Miner would approve of maintaining as much open space as possible, since she so admirably has been promoting the same in the state's farming areas.

Gina Bosworth

See what's free at AOL.com.

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE
2007 APR 17 PM 2:17

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 APR 17 PM 2:18

VIA FACSIMILE

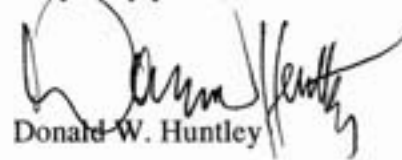
- CONFIRMATION MAIL

Gibraltar, c/o
Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

Ladies and Gentlemen:

The current proposal for use of the Gibraltar house has my enthusiastic support. For years, the property has been studied, and the current plan is the best proposal that is available, representing an adaptive use that would preserve the historic character of the property. In addition, it is my understanding that the immediate neighbors do not object to the proposal. While it is unfortunate that there is no one willing to maintain the house as a residence, we cannot turn back the clock 50 years to make this possible.

Very truly yours,



Donald W. Huntley

2007 APR 17 PM 2:15

Gibraltar
c/o Division of Historical & Cultural Affairs
21 The Green
Dover, Delaware 19901

April 16, 2007

Dear Sir or Madam:

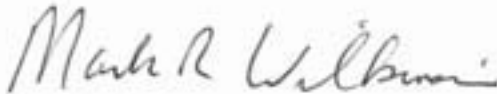
As a long-term resident of the Highlands Community, I am writing this letter to state my strong opposition to the efforts of Preservation Delaware, Inc. (PDI) to amend the existing Gibraltar Conservation Easement.

I expect the State to uphold its obligation under the existing Easement to "preserve and protect in perpetuity" the Gibraltar estate "for the benefit of this generation and generations to come", and I look forward to seeing PDI's appeal overturned by the Superior Court.

I join my neighbors in expressing my support of adaptive reuse of the Gibraltar mansion, but not via the development of an office park on the site. An office park will threaten the stability and residential character of the neighborhood much more than the community-supported Bed and Breakfast concept.

Please do not allow the existing Conservation Easement to be amended as requested by PDI.

Sincerely,



Mark R. Wilkinson

cc:

Gerald Brady, State Representative
Harris McDowell, State Senator

HOCKESSIN
ATHLETIC CLUB



RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 APR 18 AM 11:24

April 16, 2007

Dear Division of Historical and Cultural Affairs:

The Sharp Family intended to have Gibraltar and its lovely gardens permanently preserved for public enjoyment. In order to do so the easement should be amended to accommodate the developer's plan for the property. The mansion has been vacant for 15 years and will continue to deteriorate if nothing is done. The requested additional square footage is required to make the project financially feasible. The developer has a history of working with historic properties, so I'm confident the project will be tastefully done.

Sincerely,

Bob Carpenter

Bob Carpenter

From:
Sent: Wednesday, April 18, 2007 10:36 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

To Whom It May Concern,

I just would like to say, that as a resident of the Highlands, I do not support the proposed office park plan for Gibraltar. I understand the need for a revenue-sustaining enterprise, however, I think the current proposal would be detrimental to the residential community in terms of traffic, land use and general quality of life.

Thank you,
Kate Collins

AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

From:
Sent: Wednesday, April 18, 2007 8:19 PM
To: DOSHCA_Gibraltar
Cc: Brady Gerald (LegHall)
Subject: Gibraltar

As a long time resident of the Highlands, I have watched the Gibraltar Mansion deteriorate over many years. Preservation Delaware has tried for nine years to find investors who have the vision and funding to preserve this property in a financially viable form. The "Bed and Breakfast" concept so favored by many local residents is not remotely feasible in terms of the cost vs. return..

In spite of years of requests for proposals by Preservation Delaware, the group objecting to the change has offered no practical alternatives nor have they provided any funding for such alternatives. I am IN FAVOR of the changes requested by CCS Investors as the best use of the property with the least impact on the surrounding neighborhood.

Sincerely,

G. Douglass Lovett

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

Scott Porter

2007 APR 18 AM 11:53

April 17, 2007

Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19907
Fax 302 739 5660

Re: Conservation Easement Amendment for Gibraltar

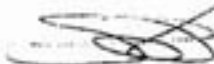
To whom it may concern,

Gibraltar is in plain view of my house and any change to the property will essentially have a significant impact on me. I have reviewed the proposed changes and I am in full support of the easement amendments to accommodate an office campus.

The traffic impact is minimal; the visual impact will be an improvement as the buildings are in dire need of remediation. The new proposed building is non-intrusive, and the developer's plan is in the spirit of preservation. There seem to be more supporters of this project than those in opposition. Unfortunately those in opposition are the most vocal; and have offered no valid alternative plan for the site.

Thank you for considering my letter of support as I trust The State will make the right decision to help preserve this wonderful city landmark. The community will greatly benefit by allowing a tasteful, historic campus.

Sincerely,



Scott Porter

From:

Sent: Thursday, April 19, 2007 1:56 PM

To: DOSHCA_Gibraltar; Brady Gerald (LegHall);

Subject: Preserve the Highlands

April 18, 2007

Dear Sir/Madam:

I'm writing with a feeling of sadness and frustration over the proposal to use the property at Gibraltar for a commercial office park and development. The Highlands is a beautiful and serene neighborhood with lovely tree-lined streets, many families with young children, lots of friendly cats and dogs, joggers, backyard baseball and barbeques and block parties. There are over 200 signatures from individual households, all from the immediate neighborhood, that are opposed to this.

Please help to preserve our peaceful community and keep the Gibraltar property forever in its scenic and open condition, for the benefit of this generation and generations to come. An overwhelming number of the neighbors are opposed to an office park in this historic neighborhood.

Very truly yours,

Ellen Kurtz

See what's free at AOL.com.

4/20/2007

From: Meredith Racapé
Sent: Thursday, April 19, 2007 2:26 PM
To: DOSHCA_Gibraltar
Cc:

Subject: Proposed office park at Gibraltar

I am writing to express my concern that the Gibraltar property may be developed into an office park complex.

As a resident of Wawaset Park and member of the Wilmington community for the last 8 years, I am deeply disappointed that Preservation Delaware has chosen to pursue amending the current Conservation Easement. I fail to see how more office space would benefit the immediate community surrounding Gibraltar. Conversely, I am aware that a lengthy and detailed plan was submitted to Preservation Delaware about 2 years ago to develop the property into a preschool/elementary school by the Spanish Garden. This proposal was rejected by PDI. I am frustrated that something which could have had a great benefit to our immediate community was denied.

I have several issues with the plans submitted by CCS Investors, specifically, the increase in traffic that a large sized office complex would generate. Considering the other scheduled construction projects in our area, more traffic on our already busy roads could be detrimental to our quality of living. Secondly, the minimal consultation with the nearby residents is alarming considering the existing Conservation Easement. Lastly, unknown factors such as the height or purpose of the building leads me to strongly urge that this project not take fruition.

Thank you for your time,
Meredith Racapé

Austin J. Edison

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 APR 20 AM 11:34

April 18, 2007

Gibraltar
c/o Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

Gentlemen:

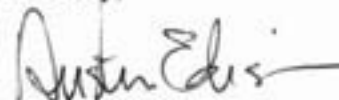
I am writing to protest the commercial development of the former Sharp property. The state acted in good faith in assisting Preservation Delaware in purchasing the property and establishing a conservation easement. However, events didn't pan out as expected and the default now being pursued is to develop an office park on the north portion of the property. The developers maintain they will preserve the mansion, although I suspect they will find, as Preservation Delaware has, the property is too deteriorated to conserve.

My understanding is that Preservation Delaware, or the developers or both are petitioning the State for an amendment to the conservation easement to permit paving over a good portion of the former estate and erecting a fairly substantial office building.

I live nearby but realistically wouldn't be affected by the increased congestion or disruption during construction. My objection stems from: 1) the principal that taxpayer's money will have been misspent; 2) the area is residential and should stay that way; and 3) sadness that a beautiful piece of Wilmington's green space will be lost.

If the office building development is to proceed, the application for an easement change should be accompanied with an inflation and property value adjusted check for \$2,000,000 or so made out to the State. That would take care of objection No. 1, the others remain.

Sincerely,



From:
To: <doshca_gibraltar@state.de.us>
Sent: Sunday, April 22, 2007 9:03 AM
Subject: In support of Gibraltar amendment

To whom it may concern: As a neighbor and volunteer at Gibraltar I wish to add my name in support of granting the proposed amendment to the conservation easement as stated in these email documents. It is no small feat to read all the documents and I am in awe of the responsibilities that your offices hold as you guard the state heritage and historic properties. It is my hope that in gathering the pros and cons of this highly charged issue that the restoration and rehabilitation of Gibraltar takes precedence when making decisions regarding its future. As a nearby resident in the Highlands neighborhood for over 40 years and as a volunteer for 10 years in the Marian Coffin garden I am fully aware of the strong feelings this property arouses.

The construction of an office building (as opposed to a bed and breakfast/restaurant) is no less or no more than the proposals presented in past years by other developers but which fell by the wayside for financial or other reasons. There were few if any objections to those proposals and the concerns of historic conservation, property values, ingress and egress, were minimal. The present plan which requires the granting of the amendment is creative, unobtrusive and thoroughly in keeping with the surrounding neighborhood. I agree with paragraph 2C that this "amendment will not adversely impair or interfere with the conservation values of the property". And isn't it the conservation of this property what this is all about?

CCS has addressed all concerns about traffic, designs of entrance driveways, public access to the property and most importantly financial stability for the house and garden. I believe that they are in tandem with the philosophy of SAVE AMERICA'S TREASURES which would give rescue Gibraltar from abandonment and further decay.

I urge you to grant the proposed amendment to the conservation easement. Sincerely, Natalie Crawford

4/22/2007

From: Nancy Greenberg
Sent: Monday, April 23, 2007 9:38 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar proposed conservation easement amendment

As a former board member of Preservation Delaware Inc., past chair of the Gibraltar Garden Advisory Committee and a current member of the Garden Advisory Committee, I am writing to you in support of the request to amend the current conservation easement for the Gibraltar Mansion and Gardens.

I am intimately aware of the trials and challenges that face the preservation and protection of this wonderful and magical place called Gibraltar. When I am in need of reflection or my soul needs a bit of restoration, I find myself drawn to the gardens at Gibraltar. Wandering down the woodland walk or stopping to smell the roses in the formal garden puts a spring back in my step and I find myself ready to face the rest of the day's challenges. An oasis of beauty and calm in the middle of the city, the gardens are a precious treasure, meant to be shared. The proposed amendment allows continued public access and enjoyment of the gardens.

I am a Realtor with Patterson Schwartz Real Estate. My office is located in () on the () on a sun porch overlooking a magnificent bald cypress tree and weeping cherry. As I pulled my car into the front lot today, there were many trees in bloom: weeping cherry, star magnolia, saucer magnolia, just to name a few. Tulips and grape hyacinths frame the front walk and the peonies are bursting up everywhere- spring is finally here! I love our office and grounds- it is a pleasure coming to work in such a beautiful building.

Converting the Gibraltar mansion to office space and constructing an additional office building of 10,000 square feet is a successful, sustainable, and sensitive adaptive reuse that will accomplish preservation of the mansion and gardens. After all, isn't that the goal and purpose? I hope that common sense and not political dribble will guide your decision to support the proposed amendment.

Thank you.

Sincerely,
Nancy Greenberg

Mortgage rates near historic lows. Refinance \$200,000 loan for as low as \$771/month*

From: Paul Morrill
Sent: Monday, April 23, 2007 1:41 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar Conservation Easement

I am writing in strong support for the proposed amendment to the conservation easement at the Gibraltar property. I am a former board member and past President of Preservation Delaware. As one who was deeply involved in previous efforts to find a private partner for the preservation and rehabilitation of the mansion, I can tell you that PDI has worked diligently on this issue for many years and has been consistently frustrated in those efforts. In the meantime, the mansion has continued to deteriorate, further increasing the capital cost for any private partner. Short of the state resuming control and the responsibility for the rehabilitation, I see no alternative to accepting the proposal currently under consideration. As I understand it, the proposal meets all of the critical elements of the original (and amended) conservation easement in terms of restoration of the mansion, preservation of the Coffin Gardens and the open space fronting Pennsylvania Avenue. The additional area for new construction appears to be appropriately sited relative to the most important assets of the property. I view the additional construction as being the inevitable result of the cost of preserving the gardens and rehabilitating the mansion and reflective of the passage of several years during which the mansion has suffered further damage and construction costs have risen. I urge you to approve the easement amendment and secure the future of the property.

Paul H. Morrill, Jr.

From: Rebecca Tulloch
Sent: Monday, April 23, 2007 9:16 PM
To: DOSHCA_Gibraltar
Subject: Comments in Support of Proposed Easement Amendment

Comments on Proposed (Amended and Restated) Gibraltar Conservation
Easement:
April 23, 2007

To Whom It May Concern:

Thank you for the opportunity to comment in support of the proposed amendment to the Gibraltar Easement.

I have been associated with Preservation Delaware (PDI) since 2001 as a member, board member and now as board president. In addition to supporting PDI, I am a member of Preservation Action, and the National Trust for Historic Preservation. I have served in the municipal government of Odessa, first on Town Counsel followed by four years as Mayor. From my experience with PDI and my work as mayor, I know that it is difficult at best to sustain historic properties without a means of support.

Historic home museums, once a popular option to preserve homes and buildings of historical and architectural importance, no longer hold the promise of maintaining such buildings. Winterthur closed the Historic Houses of Odessa due to continued shortfalls in income compared to operating costs. Currently the Historic Houses of Odessa are initiating shops and have requested opening an restaurant as a means of generating income in addition to that of programing and other functions. The National Trust is surveying their properties to determine which properties are suitable for adaptive reuse so that these properties may continue to be preserved for future generations.

Unfortunately the option to use Gibraltar as a bed and breakfast is, like the historic house museum, not a method the ensure the continued preservation of the property. PDI explored two offers over the years for use of Gibraltar as a bed and breakfast. Neither project could secure the outside funding needed for construction much less success. During this last search for a potential buyer and preservation plan, owners of bed and breakfast establishments in our region were invited to visit Gibraltar, but there was no interest in the property because the time required for the operation to become profitable was of the order of tens of years - a time much too long to warrant the investment required.

We do have in the CCS proposal a viable option for a sustained, self supporting Gibraltar. PDI's primary goal has been to preserve Gibraltar. To do this and to be successful for the future, the amendments to the easement, /except for that of an addition of 6500 square feet to the mansion found in 3(B) of the proposal,/ are needed.

In closing, I congratulate your Office in identifying primary and secondary conservation easement areas in 2(I). This concept lays the ground work for amendments to existing easements and inclusion of such language in new easements so that consistent adaptive reuse is a possibility for properties which otherwise may be lost. The creation of a private-public partnership for preservation is also to be applauded, and in my opinion is an important step for our state and endangered properties in state and private hands.

Very Truly yours,

Rebecca Tulloch

From: Steve Wilkinson
Sent: Monday, April 23, 2007 8:58 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar Conservation Easement: Proposed Amendment

To Whom It May Concern:

Please accept my letter of support to amend the conservation easements for the Gibraltar adaptive re-use project. It is clear that the planned additional building is mandatory in order to compensate for the costly historic remediation work to the existing buildings. This is responsible development in terms of the preservation of a highly significant historic estate. This is the only DuPont estate in the city. It's the only stone wall enclosed estate in the city.

Please also consider that The City of Wilmington has endorsed this project along with The National Trust for Historic Preservation, The Kennett Pike Association, descendants of Isabella DuPont Sharp, and numerous community members. I have confidence that The State Historic Preservation Office possesses the appropriate judgment to insure the best use for Gibraltar.

Sincerely,

Steve Wilkinson

From: EVELYN WILLIAMS
Sent: Monday, April 23, 2007 12:19 PM
To: DOSHCA_Gibraltar
Cc: director@preservationde.org
Subject: Support Easement Amendment

Dear Sir or Madam:

Please find my letter supporting the Amendment to the Conservation Easement at Gibraltar, attached.

Evelyn Williams

April 23, 2007

Gibraltar
c/o Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901
Via e-mail: doshca_gibraltar@state.de.us

Support for Easement Amendment

I support the Gibraltar Conservation Easement Proposed Amendment. I have reviewed the information about the Easement Amendment available on the Internet and the proposed plot plan. I support the Amendment for the following reasons:

- The proposed amendment strengthens the preservation of the outbuildings and historically important garden at the site. It adds clarity about the primary conservation easement area and assures that open spaces are retained. Historical resources are protected.
- It allows an adaptive reuse of the site that is also economically viable. In my opinion, this adaptive reuse is compatible with the local area. I live within 2 miles of this location and drive on this portion of Pennsylvania Avenue several times a week.
- The new building which is proposed is blended with the site and is unobtrusive from Pennsylvania Avenue and much of Greenhill Avenue.
- A new entrance and required parking are accessed from the rear of the property and do not alter the stately view of the property from Pennsylvania Avenue.
- It is important to take steps promptly to preserve this property since the condition of this empty and unused home

deteriorates at a rapid rate while it is empty. The community will lose this important historical home without a timely adaptive reuse.

- I am convinced that Preservation Delaware has explored other adaptive reuses thoroughly and they have proven not to be economically viable.

Should you wish to contact me about my support of the Amendment to the Conservation Easement at Gibraltar, please do so using the address above, my home phone _____, or e-mail _____. I am a dues paying member of Preservation Delaware, Inc.

Sincerely,

Evelyn Williams

Cc: Trent Margrif
Executive Director
Preservation Delaware, Inc.

ELW 4-23-2007

From: JET US INC
Sent: Wednesday, April 25, 2007 9:45 PM
To: DOSHCA_Gibraltar
Subject: We Oppose Development of Gibraltar



Gibraltar.doc (30
KB)

Bill Harra
Jet U.S., Inc.

William T. Harra
Barbara R. Harra

April 25, 2007

The Delaware Division of Historical & Cultural Affairs
21 The Green
Dover, DE 19901

RE: Gibraltar

Dear Sirs:

We are writing to express our disappointment with the recent decision made by the City of Wilmington and the City Zoning Board of Adjustment to allow commercial development of the Gibraltar property.

In January 2006, after a two-year search for a smaller house, Barbara and I purchased our home at _____ directly across the street from the proposed development site. The charm of the turn-of-the century house, the beauty of the neighborhood and the proximity to the Gibraltar gardens and historic mansion led us to make a quick offer. We purchased our property under the impression that we were investing in a home in an established residential neighborhood. Little did we know that the people entrusted to preserve the Gibraltar property sold out to a group of commercial developers. Imagine our chagrin to learn that back-door politics by the City Zoning Board of Adjustment approved an office complex directly across the street from our home without public notice and input from local residents.

We vehemently oppose development of the Gibraltar property by CCS Investors and we are outraged that the City of Wilmington has rezoned this historic piece of real estate for commercial development. Our neighborhood does not want and the City of Wilmington does not need more office space. If development of the grounds is inevitable, maintain the residential zoning and permit the construction of single-family luxury homes. We do not want the character of our residential neighborhood altered for the greed and profit of commercial developers.

Sincerely,

William T. Harra

Barbara R. Harra